



GRASSROOTS
REALTY GROUP

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724071 Range Road 52
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2303902



\$2,699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,064 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, RV Access/Par		
Lot Size:	140.97 Acres		
Lot Feat:	Landscaped, No Neighbours Behind, Private, Treed		

Heating: Boiler, High Efficiency, In Floor, Forced Air

Floors: Carpet, Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Other, See Remarks

Foundation: ICF Block

Features: See Remarks

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: 26-72-5-W6

Zoning: AG

Utilities: -

Inclusions: Home: Fridge, full size freezer, gas range/stove and hood fan, dishwasher, microwave, garburators, washer x 2, Dryer x2, all Ikea storage / office and closet systems throughout, all TV wall mounts, All window coverings, back up generator (not connected), distiller, Remaining building and finishing supplies, Deep freezer, garage door openersShop: Heaters x2, Cistern tank, Divider curtain, washer and dryer, and overhead door remotesOutbuildings: Westeel grain bin, She shed, cat shed, Kitchen table (No chairs inc)

An extraordinary opportunity to own a one-of-a-kind property offering approximately 140 acres of AG-zoned land, a spectacular 4,064 sq. ft. custom-built walkout home and exceptional 60' x 100' heated shop. Thoughtfully designed with quality, longevity and functionality in mind, this property combines luxury living, agricultural potential and serious workspace. The home currently offers 5 bedrooms and 4.5 bathrooms, with flexibility for as many as 6 or 7 bedrooms. The walkout basement also provides excellent potential for a full secondary living space or suite, creating options for extended family, guests or future needs. The main floor was designed to maximize function and its incredible setting. The kitchen features a massive 13' x 5' island with full-depth cabinetry, Kitchen Craft cabinetry, gas range with custom hood fan and substantial butler's pantry with freezer. The kitchen, dining and living areas capture beautiful views across the surrounding fields and skyline with no neighbouring homes in sight. A main-floor office, powder room and direct access to the heated his-and-hers garages complete this highly functional level. Maple staircases and handrails, custom built-ins, Invoke flooring and soundproofed bedrooms and office demonstrate the attention to detail throughout. The expansive primary retreat opens to a covered balcony and features a large walk-in closet and impressive 6-piece ensuite with heated floors, heated towel rack and dedicated hot-water system. The thoughtfully designed laundry connects directly to the primary walk-in while remaining accessible from the common area. Two additional upper bedrooms each offer a walk-in closet and full ensuite, providing exceptional privacy and functionality. Construction features 2x8 exterior walls, spray foam insulation, Pacific Homes panel construction, additional

exterior insulation, ICF foundation and a seamless metal roof with no exposed fasteners. Mechanical systems include dual furnaces, two A/C units, multiple hot-water systems, zoned systems and in-floor heating. Starlink, built-in 5G signal boosters and in-wall audio wiring provide modern rural connectivity. The 60' x 100' Integrity Built post-frame shop is a standout, offering in-floor and overhead heat, commercial-grade electrical, powered overhead doors, large bi-fold door, welder plug, floor drains, water service, interior curtain divider and ATV access. Outside, a wraparound deck captures west and north exposures, while approximately 140 acres offer tremendous versatility. The land has previously produced canola, peas and wheat and is currently not leased. A substantial grain bin on concrete is also included. Additional highlights include well water with cistern backup, chlorination system, extensive concrete work, partial fencing and school bus service. A rare property where impressive living space, exceptional infrastructure, privacy and agricultural opportunity come together.